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COMPREHENSIVE LONG-TERM ENVIRONMENTAL ACTION NAVY (CLEAN II)
Northern and Central California, Nevada, and Utah
Contract Number N62474-94-D-7609
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Prepared For

DEPARTMENT OF THE NAVY
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FINAL
FINDING OF SUITABILITY TO LEASE REUSE ZONE 3A
PARCELS YB001, YB002, YB003, A PORTION OF YB004, YB005,
YB006, YB007, YB008, YB009, YB010, YB011, YB012,
YB013, YB015, YB016, A PORTION OF YB017,
A PORTION OF YB019, YB020, YB021, YB022, AND YB023
NAVAL STATION TREASURE ISLAND,
CALIFORNIA

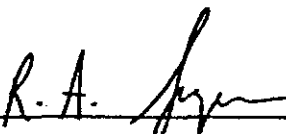
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1.0 PURPOSE

- a. The purpose of this finding of suitability to lease (FOSL) is to document environmental findings that may impact the proposed lease of Reuse Zone 3A at Naval Station Treasure Island (NAVSTA TI) in San Francisco, California. Reuse Zone 3A consists of Parcels YB001, YB002, and YB003; a portion of Parcel YB004; Parcels YB005, YB006, YB007, YB008, YB009, YB010, YB011, YB012, and YB013; a portion of Parcel YB014; Parcels YB015 and YB016; a portion of Parcels YB017 and YB019; and Parcels YB020, YB021, YB022, and YB023. The subject property is described in Section 2.0 and is shown on Figure 1. The subject property will be leased to the City of San Francisco for residential, recreational, and commercial or industrial use. The U.S. Department of the Navy (Navy) owns the land and buildings at the subject property.
- b. This FOSL is a result of a thorough analysis of the information contained in the following documents:
 - "Asbestos Management Plan, Naval Support Activity Treasure Island, San Francisco, California," Navy Public Works Center (PWC) Norfolk, May, 1996
 - "Base Realignment and Closure Cleanup Plan, Naval Station Treasure Island," PRC Environmental Management, Inc. (PRC), March, 1997 (BCP update)
 - "Draft Remedial Investigation Report, Naval Station Treasure Island," PRC, October, 1996
 - "Final Site-Specific Environmental Baseline Survey for Reuse Zone 3 at Naval Station Treasure Island," PRC and Uribe & Associates (U&A), September, 1997 (SSEBS)
 - "Environmental Baseline Survey Screening Level Data Report, Naval Station Treasure Island, California," PRC and U&A, July, 1997
 - "Final Basewide Environmental Baseline Survey Report for Naval Station Treasure Island," ERM-West, Inc., May, 1995 (basewide EBS)
 - "Final Environmental Baseline Survey Sampling Workplan for Naval Station Treasure Island," ERM-West, Inc., April, 1996
 - "Lead Management Plan, Naval Support Activity Treasure Island, San Francisco, California," PWC Norfolk, May, 1996
 - "Phase IIB Remedial Investigation Summary of Validated Data, Naval Station Treasure Island," PRC, May, 1996

- “Workplan Abandonment and Removal of Inactive Fuel Pipelines Naval Station Treasure Island, California,” Subsurface Consultants, Inc., June, 1995

2.0 PROPERTY DESCRIPTION

Reuse Zone 3A, which is located in the southern portion of NAVSTA TI on Yerba Buena Island, encompasses approximately 94 acres and consists of Parcels YB001, YB002, YB003, a portion of Parcel YB004, Parcels YB005, YB006, YB007, YB008, YB009, YB010, YB011, YB012, and YB013; a portion of Parcel YB014; Parcels YB015 and YB016; a portion of Parcels YB017 and YB019; and Parcels YB020, YB021, YB022, and YB023. There are 45 buildings or structures at Reuse Zone 3A. Open space in the reuse zone includes asphalt roadways and parking areas, steel access ramps to the San Francisco–Oakland Bay Bridge, concrete walkways, dense vegetation, recreational areas, and landscaping. The building information for each parcel in Reuse Zone 3A is provided in Table 1 at the end of this FOSL. Historical information regarding Reuse Zone 3A can be found in the SSEBS for Reuse Zone 3.

Reuse Zone 3A is bounded by Parcel T001 to the north; Clipper Cove to the northwest; Parcel YB024 to the northeast; the United States Coast Guard (USCG) property, and portions of Parcels YB004, YB014, and YB017 to the southeast; and the San Francisco Bay to the south and west. Installation Restoration (IR) Sites 16 and 28 are located within the subzone. IR Site 29 is immediately adjacent to and partly located on the subzone.

Parcel YB001. Parcel YB001 comprises 12.22 acres. The parcel consists entirely of open space used primarily for vehicular traffic (see Table 1). The remainder of the parcel is a wooded area with a steep grade.. IR Site 28, the West Side On- and Off-Ramps, occupies the southeastern corner of YB001, and IR Site 16, the Clipper Cove Tank Farm, a former aboveground storage tank (AST) farm, borders the parcel to the northeast.

Parcel YB002. Parcel YB002 comprises 2.80 acres (see Table 1). This parcel includes the Clipper Cove Recreation Area which features a sandy beach, picnic grounds, and vehicle parking. The open space includes bare soil and mixed vegetation. IR Site 16 is located on Parcel YB002.

Ten ASTs that stored a total volume of 185,000 gallons of diesel fuel and aviation gasoline were removed from the tank farm in the 1960s.

Parcel YB003. Parcel YB003 comprises 11.59 acres. One building (Building 253) and an adjoining roadway occupy less than 1 percent of the parcel (see Table 1). Building 253 is a storage and tool shed built in 1945. The remaining 99 percent of the parcel is densely vegetated open space. IR Site 16 borders Parcel YB003 to the west.

Parcel YB004. Parcel YB004 comprises 37.87 acres, approximately 31 acres of which are included in Reuse Zone 3A. The following 22 buildings occupy 40 percent of the parcel (see Table 1):

- Buildings 60, 61, and 106 - quarters; built in 1917
- Buildings 105 and 109 - quarters; built in 1934
- Buildings 111, 113, and 115 - quarters; built in 1921
- Building 243 - a pump house; built in 1944
- Building 276 - a laundry facility; built in 1968
- Buildings 300 through 304, 324 through 329, and 331 - officers' quarters; built in 1966

The remaining 60 percent of the parcel is open space consisting of asphalt roadways, concrete walkways, and vegetated and landscaped areas. IR Site 16 borders the parcel to the north and IR Site 28 borders the parcel to the south. Three concrete water storage tanks are on the portion of the parcel in Reuse Zone 3A. An oil reservoir (2T-O), constructed in December 1917, was located on the north side of Building 118 and was removed at an unknown date.

Parcel YB005. Parcel YB005 comprises 0.01 acres. Building 225, a concrete fresh-water pump house built in 1938, occupies the entire parcel area (see Table 1).

Parcel YB006. Parcel YB006 comprises 0.01 acres. Building 261, a concrete chlorination building built in 1948, occupies the entire parcel area (see Table 1).

Parcel YB007. Parcel YB007 comprises 0.44 acres of open space (see Table 1). This parcel is used as a playground and is covered by concrete, sand, and grass landscaping.

Parcel YB008. Parcel YB008 comprises 1.02 acres. Building 221 occupies approximately 15 percent of the total parcel area (see Table 1). Building 221, a single-story, wood-frame building built in 1943, is used as a carport. The remaining 85 percent of the parcel is open space consisting of asphalt-paved parking areas.

Parcel YB009. Parcel YB009 comprises 0.02 acres. Building 255, a chlorination building built in 1947, occupies approximately 35 percent of the total parcel area (see Table 1). The remaining 65 percent of the parcel consists of fenced open space, covered with grass and gravel, surrounding Building 255.

Parcel YB010. Parcel YB010 comprises 9.80 acres of open space (see Table 1). The parcel consists of Treasure Island Road, a steel access ramp to the San Francisco–Oakland Bay Bridge, and vegetated open space. The parcel includes a portion of IR Site 28.

Parcel YB011. Parcel YB011 comprises 2.87 acres. Building 66 occupies approximately 10 percent of the total parcel area (see Table 1). Building 66 is a two-story residential building built in 1917. The remaining 90 percent of the parcel is open space covered by grass landscaping, vegetated areas, asphalt roadways, and concrete walkways. One AST (AST 66) was formerly located on Parcel YB011 south of Building 66. This AST contained heating oil used to fuel the boiler for Building 66. Underground storage tank (UST) 111, a concrete 37,500-gallon diesel tank, is located on the parcel and has been closed in-place. The San Francisco Bay Regional Water Quality Control Board (RWQCB) approved this UST closure in a letter dated July 22, 1996. Aboveground and underground fuel lines have been abandoned in-place at Parcel YB011.

Parcel YB012. Parcel YB012 comprises 0.05 acres. Building 274 occupies the entire parcel area (see Table 1). Building 274 is a wood and concrete building that was constructed in 1930. This building is vacant, but was historically used as a fallout shelter and a storage building.

Parcel YB013. Parcel YB013 comprises 0.21 acres. Building 62, built in 1917, occupies approximately 50 percent of the parcel area (see Table 1). Building 62 is a residence used as the Captain's house. The remaining 50 percent of the parcel is open space consisting of landscaping around Building 62. One

abandoned UST (UST 62) is located at the southern corner of Building 62. UST 62 stored diesel fuel used to fire the boiler in Building 62. This UST was abandoned in 1991 when the boiler was converted to natural gas, and has since been closed in-place. The RWQCB approved this UST closure in a letter dated January 2, 1996.

Parcel YB014. Parcel YB014 comprises 0.77 acres, approximately 0.5 acres of which are located within Reuse Zone 3A. Two buildings (Buildings 107 and 229) and one structure (Structure 168T) occupy approximately 50 percent of this portion of the parcel (see Table 1). Building 107 was built in 1944 and houses the signal tower stand-by generator. Building 229, also built in 1944, is the signal tower. Structure 168T is a concrete water storage tank. The remaining 50 percent of the parcel is open space consisting of asphalt thoroughfares. According to the basewide EBS, one black oil AST and one diesel AST were formerly present on the parcel; however, no leakage was reported.

Parcel YB015. Parcel YB015 comprises 0.02 acres and consists entirely of Building 118, a single-story, concrete building built in 1922 (see Table 1). Building 118 has historically been used as a transformer house. One unnumbered AST attached to the north side of Building 118 has a 20- to 30-gallon capacity and is believed to have been used to store fuel for the generator inside Building 118.

Parcel YB016. Parcel YB016 comprises 5.18 acres. One building (Building 240) occupies approximately 10 percent of the parcel (see Table 1). Building 240 (24,165 square feet) is a wood frame residential complex built in 1944. This building has historically been used as a quarters, a dispensary, and a ward. The remaining 90 percent of the parcel is open space consisting of asphalt roadways and landscaped areas. An abandoned 1,000-gallon UST (UST 240) on Parcel YB016 has been closed in-place. UST 240 formerly contained diesel fuel used to operate the boiler for Building 240. The RWQCB approved this UST closure in a letter dated January 2, 1996. IR Site 29, the East Side On- and Off-Ramps, borders this parcel to the southeast.

Parcel YB017. Parcel YB017 comprises 8.93 acres, approximately 8 acres of which are included in Reuse Zone 3A. Three buildings (Buildings 15, 29, and 277) occupy 15 percent of the parcel (see Table 1). Buildings 15 and 29 are Caltrans buildings built in 1934 and used for equipment storage and vehicle repair. Building 277, a 308-square foot public toilet was constructed in 1965. The remaining 85 percent of the parcel is open space including asphalt roadways and landscaped areas. Parcel YB017

contains a portion of IR Site 29. One unnumbered AST is located on the east side of Building 213. This 300- to 750-gallon AST formerly contained diesel fuel and is on a steel frame over a concrete pad.

Parcel YB019. Parcel YB019 comprises 6.24 acres, approximately 3 acres of which are included in Reuse Zone 3A. Six buildings (Buildings 10, 57, 142, 200, 230, and 267) occupy approximately 5 percent of the portion of the parcel included in Reuse Zone 3A (see Table 1). Building 10 is a residential house built in 1948. Building 57 is a former school, motel, and temporary lodging built in 1929. Building 142 is a garden tool shed built in 1916. Building 200 is a transformer house built in 1918. Buildings 230 and 267 are garages built in 1944 and 1948, respectively. The remaining 95 percent of this portion of the parcel is open space including asphalt roadways and parking areas, concrete walkways, and landscaped areas. UST 57 was a 500-gallon diesel tank west of Building 57, and was removed in 1989. UST 10, located near residential Building 10, has been closed in place. The RWQCB approved this UST closure in a letter dated January 2, 1996.

Parcel YB020. Parcel YB020 comprises 2.75 acres (see Table 1). ASTs 169 and 170, as well as a portion of Macalla Road, occupy approximately 5 percent of the total parcel area. The remaining 95 percent of the parcel is densely vegetated open space. ASTs 169 and 170, both 26,670-gallon steel tanks, are currently inactive, but were used for oil storage from at least 1917. These two ASTs were empty by 1969. A 10,000-gallon diesel tank (AST 214) was formerly located on the parcel and was removed after 1971. UST 169, a 10,000-gallon steel tank, is located within a concrete vault on the parcel. This UST was used to store diesel fuel since at least 1940 and has been closed in-place. The RWQCB approved this UST closure in a letter dated July 22, 1996. The north slope of Parcel YB020 was used as a pistol range and small arms target range. IR Site 08 borders Parcel YB020 to the east.

Parcel YB021. Parcel YB021 comprises 0.98 acres and is used primarily for vehicular traffic (see Table 1). The parcel is open space consisting of well-maintained landscaping, asphalt thoroughfares, and a concrete foundation.

Parcel YB022. Parcel YB022 comprises 1.55 acres (see Table 1). The parcel is by open space consisting of unmaintained grass.

Parcel YB023. Parcel YB023 comprises 0.14 acres. One building (Building 213) occupies the entire parcel area (see Table 1). Building 213, a 10,247-square-foot, three-story concrete structure, was

constructed in 1907 and remodeled in 1940. This building has been used as a library, a recreation building, a storage area, and most recently, as a fire station. IR Site 29 borders Parcel YB023 to the south.

3.0 REGULATORY COORDINATION

The California Department of Toxic Substances Control (DTSC), the RWQCB for the San Francisco Bay Region, and the U.S. Environmental Protection Agency (EPA) were notified at the initiation of the SSEBS and the FOSL and were provided with draft versions of the documents to facilitate their consultative role in developing the documents. Regulatory comments received during SSEBS and FOSL development have been reviewed, addressed, or incorporated into the document as appropriate. A scoping meeting was conducted between the Navy and the regulatory agencies on March 19, 1997, before the SSEBS was conducted and before the FOSL was prepared.

EPA and DTSC disagree with the DoD guidelines on lead-based paint. EPA and DTSC contend that contamination of soil resulting from lead-based paint constitutes a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) release.

4.0 NATIONAL ENVIRONMENTAL POLICY ACT COMPLIANCE

In accordance with the requirements of the National Environmental Policy Act (NEPA) and the Navy's Environmental and Natural Resources Program Manual (OPNAVINST 5090.1B), a NEPA document shall accompany this FOSL.

5.0 ENVIRONMENTAL CONDITION OF THE PROPERTY

As outlined in the SSEBS for NAVSTA TI, Parcels YB003, YB004, YB005, YB006, YB007, YB008, YB009, YB012, YB013, YB014, YB015, YB016, YB021, YB022, and YB023 are classified as environmental condition of property (ECP) area type 1. Parcel YB002 is classified as ECP area type 2-6. Parcels YB011, YB019, and YB020 are classified as ECP area type 2-7. Parcels YB001, YB010, and YB017 are classified as ECP area type 6.

ECP area type 1 identifies areas that are suitable for transfer without restrictions. ECP area type 2-6 parcels are areas that have only petroleum contamination, and a response action has not yet been implemented. ECP area type 2-7 parcels are areas that have only petroleum contamination and require further evaluation. ECP area type 6 identifies areas where contamination has been identified, but a response action has not been implemented. Based on the current classification status, parcels in ECP area types 1 through 6 are eligible for transfer. Therefore, all parcels in Reuse Zone 3A are eligible for lease or transfer.

6.0 LEASE NOTIFICATIONS AND RESTRICTIONS

The environmental documents listed in Section 1.b of this FOSL were evaluated to identify environmental factors that require specific restrictions under the lease to preclude threats to human health or the environment, or that require notification to the lessee. The factors that were considered are listed in Table 2 at the end of this FOSL. The factors that require either restrictions or notification are also identified in Table 2 and are discussed in Sections 6.1 through 6.7. The Navy has determined that the remaining factors listed in Table 2 pose no significant threat to human health or the environment and, therefore, require neither restrictions in the lease nor notifications to the lessee. All required lease restrictions must also be made part of all subleases within Reuse Zone 3A, and all references to lessees and leases in this document also include all authorized sublessees and subleases.

6.1 HAZARDOUS SUBSTANCES NOTIFICATION

Hazardous substances that require notification have been stored or used at Parcel YB023, as indicated in the SSEBS for Reuse Zone 3A. No CERCLA hazardous materials requiring notification were found during the basewide EBS site inspection for Parcels YB001, YB002, YB003, YB004, YB005, YB006, YB007, YB008, YB009, YB010, YB011, YB012, YB013, YB014, YB015, YB016, YB017, YB019, YB020, YB021, and YB022. This information is also summarized in the basewide EBS. The Community Environmental Response Facilitation Act requires the notification of hazardous substances stored on the subject parcels. This notification requirement applies to CERCLA hazardous substances stored for greater than one year and in amounts greater than or equal to 1,000 kilograms (kg) or the substance's CERCLA reportable quantity, whichever is greater. The notice requirement also includes release or disposal of hazardous substances greater than or equal to the substance's reportable quantity. This notice of hazardous substances is provided in Table 3. The hazardous substances listed in Table 3

may not have been stored on the parcel for greater than one year, but were observed during the 1995 basewide EBS site inspection; these substances were no longer present at the time of the visual site inspection in May 1997.

6.2 INSTALLATION RESTORATION PROGRAM AND AREAS OF CONCERN

IR Site 16 is located within Reuse Zone 3A on Parcel YB002. The samples collected from IR Site 16 indicated that total petroleum hydrocarbons as diesel (TPH-d) and total petroleum hydrocarbons as motor-oil (TPH-mo) were present in surface soil samples. These constituents are not expected to be of concern for the proposed reuse of Reuse Zone 3A; the constituents typically associated with petroleum contamination (benzene, toluene, ethylbenzene, total xylenes, and semivolatile organic compounds [SVOC]) were not detected at IR Site 16. Remedial activities are scheduled to begin in approximately 18 months. Remedial activities for IR Site 16 will potentially impact Parcel YB002.

IR Site 28 is located within Reuse Zone 3A on Parcels YB001 and YB010. The samples collected from IR Site 28 indicated that lead, thallium, and zinc were detected in the surface soil samples collected from this site. The detected constituents at IR Site 28 were evaluated in the risk evaluation in the SSEBS for Reuse Zone 3A and are not expected to be of concern for the proposed reuse of Reuse Zone 3A. Remedial activities for IR Site 28 are scheduled to begin in three years and will potentially impact Parcels YB001 and YB010.

A portion of IR Site 29 is located within Reuse Zone 3A on Parcel YB017. The samples collected from IR Site 29 indicated that barium, beryllium, copper, lead, mercury, nickel, and zinc were detected in the surface soil samples collected from this site. The detected constituents at IR Site 29 were evaluated in the risk evaluation in the SSEBS for Reuse Zone 3A and are not expected to be of concern for the proposed reuse of Reuse Zone 3A. Remedial activities for IR Site 29 are scheduled to begin in three years and will potentially impact Parcel YB017.

Notification. The Navy and recognized regulatory agencies will be allowed unrestricted access to enter the leased property to conduct investigations and surveys, collect samples, perform remediation, access monitoring wells, or engage in other activities associated with the IR and other environmental programs.

It is possible that the lease area may remain accessible to and be occupied by the lessee during any remedial activities; access restrictions may include requiring the lessee to enter the leased premises via a specific route. Noise, traffic, and other nuisances associated with construction may be expected.

Restrictions. The lessee will be restricted from conducting excavation, drilling, or other ground-disturbing activities other than minor repairs of the pavement at Reuse Zone 3A without prior written Navy approval and Navy coordination with applicable federal and state regulatory agencies, as necessary. This lease restriction will not apply to routine landscaping activities. In addition, use of groundwater at NAVSTA TI is prohibited. The lessee will be prohibited from installing any groundwater wells or otherwise using groundwater at the subject property. The lessee shall not damage existing or future groundwater monitoring wells and the lessee will be responsible for any damage it causes to the wells. The lessee shall not interfere with the ongoing IR and other environmental program activities.

6.3 PETROLEUM PRODUCTS AND DERIVATIVES

Abandoned underground fuel lines were found beneath Parcels YB011, YB019, and YB020. Most of the fuel lines on these parcels are scheduled to be closed in-place in FY 1997. A segment of fuel line on Parcel YB011 is scheduled to be removed in FY 1997. These activities will impact reuse at Parcels YB011, YB019, and YB020.

Notification. For the purposes of this lease, no notifications are required with respect to petroleum products and derivatives.

Restriction. The restriction outlined in Section 6.2 applies with respect to petroleum products and derivatives.

6.4 STORAGE TANKS

ASTs currently exist or formerly existed on Parcels YB002, YB004, YB011, YB014, YB015, YB017, and YB020 in Reuse Zone 3A.

Parcel YB002. Ten former ASTs, associated with IR Site 16, were removed from this parcel in the 1960s.

Parcel YB004. An oil reservoir (2T-O) was constructed on the portion of Parcel YB004 within Reuse Zone 3A in December 1917. The reservoir was located on the north side of Building 118 and was removed at an unknown date.

Parcel YB011. AST 66 was formerly located on this parcel south of Building 66. This AST contained heating oil used to fuel the boiler for Building 66 and has been removed.

Parcel YB014. Two unnumbered ASTs were formerly located on this parcel. One was used to store heating oil, the other was used to store diesel.

Parcel YB015. One unnumbered AST is attached to the north side of Building 118 on this parcel. This AST has a 20- to 30-gallon capacity and is believed to have been used to store fuel for the generator inside Building 118.

Parcel YB017. One unnumbered AST is located on the east side of Building 213 on this parcel. This 300- to 750-gallon AST previously contained diesel fuel and is on a steel frame over a concrete pad.

Parcel YB020. ASTs 169 and 170, both inactive 26,670-gallon steel tanks, are located on this parcel and were used for oil storage from at least 1917. These two ASTs were empty by 1969. AST 214, a 10,000-gallon diesel tank, removed subsequent to 1971, was also located on Parcel YB020.

USTs currently exist or formerly existed on Parcels YB011, YB013, YB016, YB019, and YB020 in Reuse Zone 3A.

Parcel YB011. UST 111, a concrete 37,500 gallon diesel tank, has been located on this parcel since 1935 and has been closed in-place. The RWQCB approved the closure of UST 111.

Parcel YB013. UST 62 is located at the southern corner of Building 62 on this parcel. UST 62 formerly stored diesel fuel used to fire the boiler in Building 62. This UST was abandoned in 1991 when the boiler was converted to natural gas, and has since been closed in-place. The RWQCB approved the closure of UST 62.

Parcel YB016. A 1,000-gallon UST (UST 240) is present on this parcel. UST 240 formerly contained diesel fuel used to operate the boiler for Building 240 and has been closed in-place. The RWQCB approved the closure of UST 240.

Parcel YB019. UST 10, a 250- to 500-gallon tank formerly used to store heating oil or diesel fuel, is located on this parcel near residential Building 10 and has been closed in-place. The RWQCB approved the closure of UST 10. Former UST 57, a 500-gallon diesel tank formerly located west of Building 57 on Parcel YB019, was removed in 1989.

Parcel YB020. UST 169, a 10,000-gallon steel tank, is located within a concrete vault on this parcel. This UST, used to store diesel fuel, has been on the parcel from at least 1940 and has been closed in-place. The RWQCB approved the closure of UST 169.

Notification. The Navy will be allowed unrestricted access to enter the leased premises to remove ASTs and USTs as necessary.

Restriction. Because none of the ASTs or USTs on Reuse Zone 3A have been identified as environmental issues of concern, no restrictions are required with respect to storage tanks.

6.5 ASBESTOS-CONTAINING MATERIALS

Because of the age of the buildings in Reuse Zone 3A, asbestos-containing material (ACM) may be present within some of the buildings. An asbestos inspection was conducted in Reuse Zone 3A by PWC Norfolk Virginia in 1995 (PWC Norfolk 1996). Samples were collected from 19 buildings in Reuse Zone 3A. Damaged, friable, and accessible ACM present within Reuse Zone 3A will be remediated by the Navy prior to leasing.

ACM was identified at the Townhouse Multiplex Housing area (Buildings 300, 301, 302, 303, 304, 324, 325, 326, 327, and 328 on Parcel YB004) and the FY-1934 Housing area (Buildings 105, 106, 109, 111, 113, and 115 on Parcel YB004) in Reuse Zone 3A. The FY-1917 Housing area (Buildings 60, 61, and 66 on Parcels YB004 and YB020) was also surveyed; ACM was not identified.

Notification. For the purposes of this lease, no notifications are required with respect to ACM.

Restriction. The lease will require the lessee to conduct routine evaluations of the condition of existing ACM and comply with all applicable federal, state, and local laws relating to asbestos. Before reconstruction or remodeling, the lessee must submit plans to the Navy to prevent an inadvertent disturbance of potential ACM. For the purpose of this lease, the lessee will agree to bear all costs for managing the ACM properly during the lessee's use and occupancy of the subject property. The Navy will require the lessee to (1) obtain written Navy approval before any construction or modification to any building structure and (2) submit an ACM management plan within 30 days of leasing the property.

6.6 LEAD-BASED PAINT (HIGH-PRIORITY FACILITIES)

Residential property to be leased must comply with certain provisions of the federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of Public Law 102-550), as codified in 42 United States Code Section 4822.

Housing constructed before 1960 must be inspected for lead-based paint and lead-based paint hazards. Any identified paint hazard must be abated. The results of the lead-based paint inspection will be provided to the lessee identifying the presence of lead-based paint and lead-based paint hazards on a surface-by-surface basis and a description of the abatement measures taken. In addition, the lessee must be provided with a lead hazard information pamphlet and the lease must include a lead warning statement. This inspection and abatement will not be required if the building is scheduled for non-residential use or if the building is scheduled for residential use, and the lessee conducts renovation consistent with all local, state, and federal regulations pertaining to lead-based paint.

Housing constructed between 1960 and 1978 must be inspected for lead-based paint and lead-based paint hazards. The results of the lead-based paint inspection will be provided to the lessee to identify the presence of lead-based paint and lead-based paint hazards on a surface-by-surface basis. There is no federal lead-based paint hazard abatement requirement for such property. However, prospective lessees must be provided with a lead hazard information pamphlet, and the contract for transfer must include a lead warning statement. This inspection will not be required when the building is scheduled for nonresidential use or if the building is scheduled for residential use and the lessee conducts renovation consistent with all local, state, and federal regulations pertaining to lead-based paint.

Forty-two of the 45 buildings within Reuse Zone 3A, including the residential buildings, were constructed prior to 1960; the three remaining buildings were built between 1960 and 1978. Lead-based paint surveys have been conducted for the residential buildings in the FY-1917 and FY-1934 Housing areas on Parcels YB004 and YB020 in Reuse Zone 3A. Lead-based paint was identified on the majority of surfaces including the interior and exterior of housing units. Lead was also found in soil samples collected near foundations of these housing units at concentrations exceeding the EPA Region IX residential soil preliminary remediation goal of 400 milligrams per kilogram. U.S. Department of Defense policy does not require lead-based paint surveys for industrial or commercial buildings unless the buildings will be reused as family housing. All of the buildings within Reuse Zone 3A may contain lead-based paint.

EPA and DTSC disagree with the DoD guidelines on lead-based paint. EPA and DTSC contend that contamination of soil resulting from lead-based paint constitutes a CERCLA release.

Notification. Buildings built before 1978 may contain lead-based paint. Lead from paint, paint chips, and paint dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. The lessee is hereby informed and does acknowledge that the buildings located in Reuse Zone 3A contain lead-based paint that may result in lead-based paint hazards. Soil adjacent to the buildings may contain lead concentrations resulting from previous use of lead-based paint.

Restrictions. The lessee shall not permit the use of these premises for residential habitation unless the lessee, at its own expense, has eliminated any hazards of lead-based paint in accordance with all applicable laws, rules, and regulations, and in accordance with the "Guidelines for Evaluation and Control of Lead Based Paint Hazards in Housing," promulgated by the Department of Housing and Urban Development pursuant to Title X of U.S. Public Law 102-550, and the lessee, at its own expense, has received certification from a state-certified lead-based paint assessor or inspector that no lead-based paint hazards are identified on the premises. The lessee shall provide DTSC and EPA the opportunity to review and comment on any lead-based paint investigation and remediation workplans that result from sampling, testing, and assessment performed by the lessee. Throughout the term of the lease the lessee shall be responsible for monitoring the condition of the lead-based paint and eliminating any hazard that may develop during the term of the lease. Residential structures are defined as any house, apartment, or structure intended for human habitation, including but not limited to a nondwelling facility commonly

used by children under 7 years of age, such as a child care center, elementary school, or playground. The lead-based paint assessment certification and, if applicable, any comments from DTSC and EPA shall be submitted to the Navy for information prior to residential occupancy. The lessee shall immediately notify the Navy of any change in occupancy in the affected quarters.

6.7 HAZARDOUS WASTE MANAGEMENT (BY LESSEE)

The lessee is not anticipated to use any regulated quantities of hazardous materials on the property.

Notification. For the purposes of this lease, no notifications are required with respect to hazardous waste management.

Restriction. The lessee will be required through the lease to comply with all applicable laws and regulations pertaining to the use, treatment, storage, disposal, and transport of hazardous materials.

7.0 SUMMARY OF LEASE RESTRICTIONS

Parcels YB001, YB002, YB003, a portion of YB004, YB005, YB006, YB007, YB008, YB009, YB010, YB011, YB012, YB013, YB014, YB015, YB016, a portion of YB017, a portion of YB019, YB020, YB021, YB022, and YB023 may be used by the lessee pursuant to the proposed lease, with the following specified use restrictions in the lease:

- a) The lessee will be required through the lease to comply with all applicable laws and regulations pertaining to the use, treatment, storage, disposal, and transport of hazardous materials.
- b) The lessee shall not interfere with the ongoing Installation Restoration and other environmental program activities. The lessee will be prohibited from damaging any existing or future groundwater monitoring wells and will be financially responsible for repairing any damage done to the wells.
- c) The lessee will be restricted from conducting excavation, drilling, or other ground-disturbing activity other than minor repairs of the pavement at Reuse Zone 3A without prior written Navy approval and Navy coordination with applicable federal and state regulatory agencies, as necessary. This lease restriction will not apply to routine landscaping activities.
- d) Use of groundwater at NAVSTA TI is prohibited. The lessee will be prohibited from installing any groundwater wells or otherwise using groundwater at the subject property.

- e) The lease will require the lessee to conduct routine evaluations of the condition of existing ACM and to comply with all applicable federal, state, and local laws relating to asbestos. Before reconstruction or remodeling, the lessee must submit plans to the Navy to prevent an inadvertent disturbance of potential ACM. For the purposes of this lease, the lessee will agree that during its use and occupancy of the property, it will bear all costs for managing the ACM properly. The Navy will also require the lessee to (1) obtain written Navy approval before any construction or modification to any building or structure and (2) submit an ACM management plan within 30 days of leasing the property.
- f) The lessee shall not permit the use of these premises for residential habitation unless the lessee, at its own expense, has eliminated any hazards of lead-based paint in accordance with all applicable laws, rules, and regulations, and the lessee, at its own expense, has received certification from a state-certified lead-based paint assessor or inspector that no lead-based paint hazards are identified at the premises. Throughout the term of the lease the lessee shall be responsible for monitoring the condition of the lead-based paint and eliminating any hazard that may develop during the term of the lease. The lessee shall immediately notify the Navy of any change in occupancy in the affected quarters.
- g) The lessee will be responsible for obtaining all necessary permits and licenses for their own operation. Any violation of permit conditions will be grounds to require the lessee to cease operations or to terminate the lease.
- h) Uses by the lessee are limited to a type and nature described in the lease document.

8.0 FINDING OF SUITABILITY TO LEASE

Based on the foregoing information and analysis, I find that the subject property (as identified in Section 2.0) is suitable to lease and may be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment, and without interference with the environment restoration process.

Date

ERNEST R. HUNTER
CAPTAIN, CEC, USN
Commanding Officer
Engineering Field Activity, West
Naval Facilities Engineering Command

FIGURE

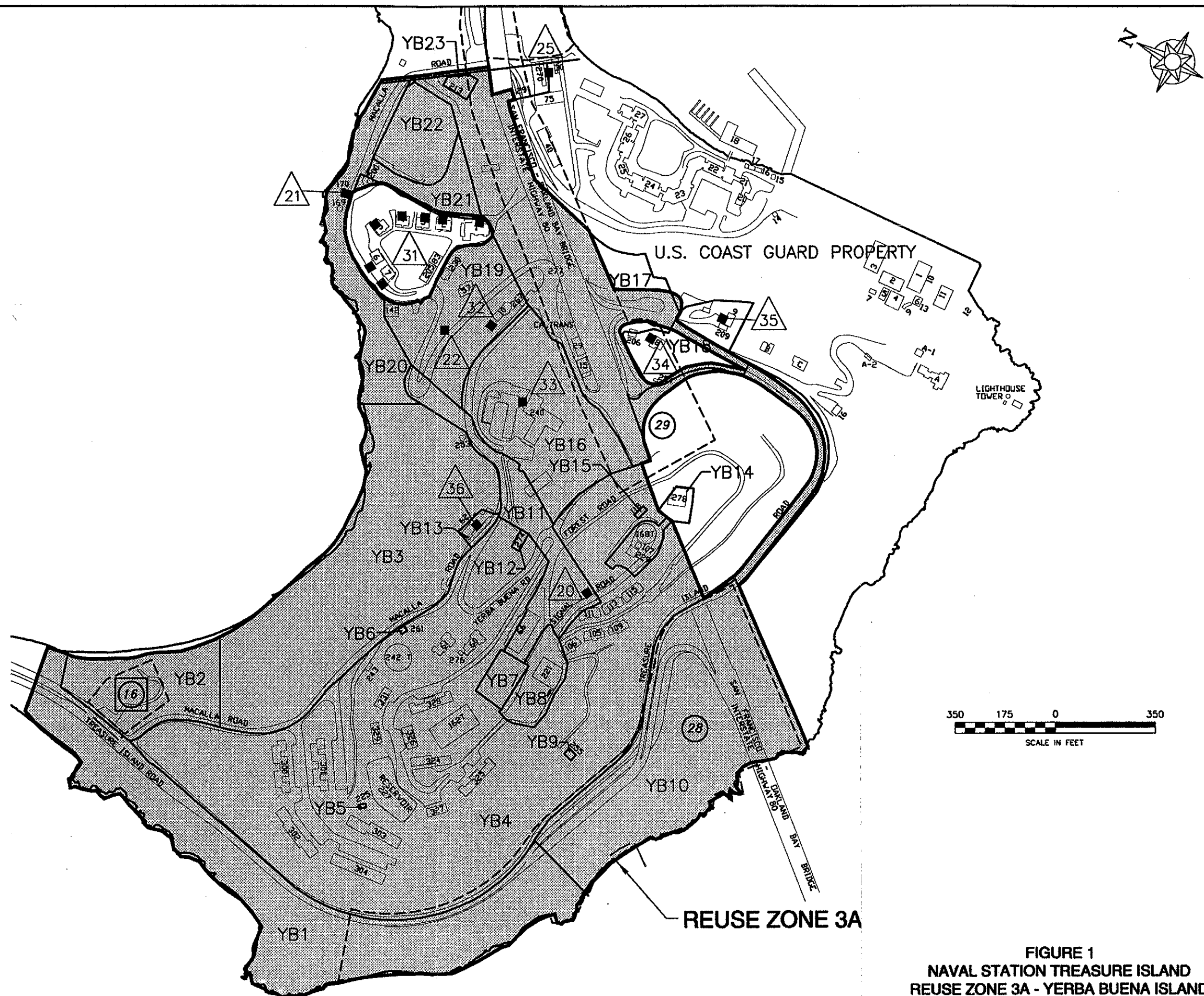
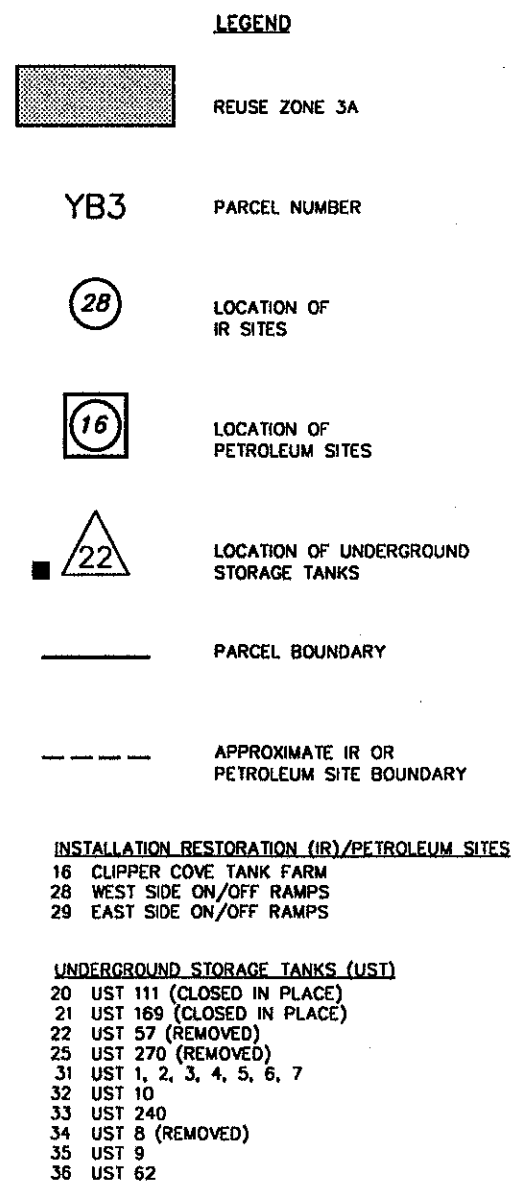


FIGURE 1
NAVAL STATION TREASURE ISLAND
REUSE ZONE 3A - YERBA BUENA ISLAND

TABLES

TABLE 1
PROPERTY DESCRIPTION
NAVAL STATION TREASURE ISLAND, REUSE ZONE 3A

Parcel	Acres	Building Number	Year Built	Building or Parcel Description
YB001	12.22	N/A	N/A	Open space
YB002	2.80	N/A	N/A	Open space
YB003	11.59	253	1945	Storage and tool shed
Portion of YB004	Approx. 31	60, 61, 106	1917	Quarters
		105, 109	1934	Quarters
		111, 113, 115	1921	Quarters
		243	1944	Pump house
		276	1968	Laundry facility
		300, 301, 302, 303, 304, 324, 325, 326, 327, 328, 329, 331	1966	Quarters
YB005	0.01	225	1938	Pump house
YB006	0.01	261	1948	Chlorination building
YB007	0.44	N/A	N/A	Open space
YB008	1.02	221	1943	Carport
YB009	0.02	255	1947	Chlorination building
YB010	9.80	N/A	N/A	Open space
YB011	2.87	66	1917	Residential building
YB012	0.05	274	1930	Storage shelter
YB013	0.21	62	1917	Residential building
Portion of YB014	Approx. 0.5	107	1944	Signal tower stand-by generator building
		168T	1919	Water storage tank
		229	1944	Signal tower
YB015	0.02	118	1922	Transformer house
YB016	5.18	240	1944	Quarters, dispensary, and ward
Portion of YB017	Approx. 8	15 and 29	1934	Caltrans buildings
		277	1965	Public toilet
Portion of YB019	Approx. 3	10	1948	Residential building
		57	1929	Former school, former motel and temporary lodging
		142	1916	Garden tool shed
		200	1918	Transformer house
		230	1944	Garage
		267	1948	Garage
YB020	2.75	N/A	N/A	Open space
YB021	0.98	N/A	N/A	Open space
YB022	1.55	N/A	N/A	Open space
YB023	0.14	213	1907	Library, recreation, storage, and fire station

Note: N/A Not applicable

TABLE 2

**ENVIRONMENTAL FACTORS AND RESOURCES CONSIDERED
FOR REUSE ZONE 3A**

Environmental Factors Considered	Lease Restriction or Notification Required?
Hazardous Substances (Notification)	Yes
Installation Restoration (IR) Program and Areas of Concern	Yes
Medical/Biohazardous Wastes	No
Oil/Water Separators	No
Unexploded Ordnance	No
Petroleum Products and Derivatives	Yes
Radioactive and Mixed Wastes	No
Storage Tanks	Yes
Other Environmental Factors	No
Asbestos	Yes
Drinking Water Quality	No
Indoor Air Quality	No
Lead-Based Paint (High-Priority Facilities)	Yes
Lead-Based Paint (Low-Priority Facilities)	No
Polychlorinated Biphenyls	No
Radon	No
Air Conformity/Air Permits	No
Energy (Utilities such as Natural Gas, Electric, and Coal)	No
Flood Plains	No
Hazardous Waste Management (Lessee)	Yes
Historic Property (Archeological/Native American, Paleontological)	No
Occupational Safety and Health Administration	No
Outdoor Air Quality	No
Prime/Unique Farmlands	No
Sanitary Sewer Systems (Wastewater)	No
Sensitive Habitat	No
Septic Tanks (Wastewater)	No
Solid Wastes	No
Threatened/Endangered Species	No
Transportation	No
Wetlands	No

TABLE 3

NOTICE OF HAZARDOUS SUBSTANCES STORED AT REUSE ZONE 3A

(Parcels YB001, YB002, YB003, a portion of YB004, YB005, YB006, YB007, YB008, YB009, YB010, YB011, YB012, YB013, YB015, YB016, a portion of YB017, a portion of YB019, YB020, YB021, YB022, and YB023)

Notice is hereby provided that the following hazardous substances are known to have been stored on Parcel YB023.

Parcel	Facility Number	Facility Name	Hazardous Substance(s)	Quantity Stored	Dates Stored
YB023	213	Library, recreation building, storage area, and fire station	Nonhalogenated organic compounds, corrosives (boiler additives), and other chemicals such as cleaning products and fire safety products	600 gallons	Observed in 1993

Source: Modified from "Final Basewide Environmental Baseline Survey Report for Naval Station Treasure Island," ERM-West, Inc., 1995



Tetra Tech EM Inc.

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September 17, 1997

Ms. Amelia Duque
Engineer in Charge
Engineering Field Activity West
Naval Facilities Engineering Command
900 Commodore Drive, Building 208
San Bruno, CA 94066-2402

Subject: Final Finding of Suitability to Lease - Reuse Zone 3
Naval Station Treasure Island, California
CLEAN II Contract No. N62474-94-D-7609, Contract Task Order No. 126

Dear Ms. Duque:

Enclosed are twelve copies of the final Finding of Suitability to Lease (FOSL) for Reuse Zone 3 at Naval Station Treasure Island.

The boundaries of Reuse Zones 3A and 3B were modified after delivery of the final Site Specific Environmental Baseline Survey and the draft final FOSL for Reuse Zone 3. The boundary of Reuse Zone 3A was modified to include approximately 2 acres of open space, including portions of Treasure Island Road, and the east side on- and off-ramps to the San Francisco-Oakland Bay Bridge. The boundary of Reuse Zone 3B was modified to include two multi-unit residential buildings (Buildings 1247 and 1249) and a portion of the surrounding open space on Parcel T103. The area in reuse Zone 3B totals approximately 1 acre.

The Environmental Protection Agency (EPA) and California/EPA Department of Toxic Substances Control (DTSC) were notified of these changes and did not have comments. The EPA and DTSC also had no comments on the draft final FOSL.

Please call me at (415) 222-8204 with any comments you may have.

Sincerely,

Rebecca Sugerman
Project Manager

Enclosures

cc: File